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WARRANTY DEED

Statutory (ILLINOIS)

• (Individual to Individual)



0632426035D

Doc#: 0632426035 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/20/2006 09:54 AM Pg: 1 of 3

THIS INDENTURE, Made this 30 th day
of Oct, 2006, between

THE GRANTOR(S)

Laurel A. Bobzien, single,
of the City of Chicago,
County of Cook, State of Illinois
for and in consideration of Ten
DOLLARS, and other good
and valuable consideration in hand paid,
CONVEYS and WARRANTS to
Nicholas Powers
2060 W. Farwell
Chicago, IL 60645

(The Above Space for Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number PIN# 14-21-314-053-1068 and 14-21-314-053-1242

Address of Real Estate:: 420 W. Belmont #25 & G58, Chicago, IL

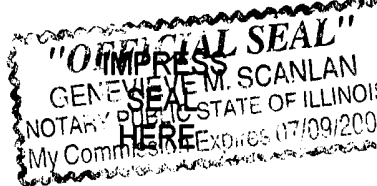
PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

P.N.T.N.

DATED this 30 day of Oct, 2006

[Signature] (SEAL)
Laurel A. Bobzien

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



laurel A. Bobzien, single,
personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in person
and acknowledged that she signed, sealed and delivered the said instrument as
her free and voluntary act, for the uses and purposes therein set forth, including
the release and waiver of the right of homestead.

Given under my hand and official seal, this 30 day of Oct, 2006
Commission expires 7/9/09 [Signature]

This instrument was prepared by: Jill M. Metz & Associates, 5443 N. Broadway, Chicago, IL 60640

Mail to { Marshall Richter }
{ 5225 Old Orchard, Ste 30 }
{ Skokie, IL 6007-1027 }

Send Subsequent Tax Bills To:
Nicholas Powers
420 W. Belmont #25G
Chicago, IL 60657

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UNIT NO. 25-G1 AND P2-58 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS THE "PARCEL"):

PARCEL 1:

THAT PART OF ORIGINAL LOTS 27 AND 28 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE NORTH LINE OF BELMONT AVENUE (BEING A LINE 33 FEET NORTH OF THE SOUTH LINE OF ORIGINAL LOT 28 IN PINE GROVE) 250 FEET WEST OF THE WEST LINE OF SHERIDAN ROAD; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF SHERIDAN ROAD, 165 FEET 6-1/2 INCHES TO THE LINE BETWEEN LOTS 27 AND 28 IN PINE GROVE AFORESAID; THENCE WEST ON SAID LINE 9 FEET 11 INCHES TO A LINE 987 FEET 8 INCHES EAST OF AND PARALLEL WITH THE EAST LINE OF EVANSTON AVENUE; THENCE NORTH ON SAID LINE 64 FEET 0-1/2 INCHES TO A POINT 101 FEET 6 INCHES SOUTH OF THE SOUTH LINE OF MELROSE STREET; THENCE EAST 110 FEET 11-1/2 INCHES TO A LINE EXTENDED SOUTH PARALLEL WITH THE WEST LINE OF LOT 27 IN PINE GROVE AFORESAID, FROM A POINT IN THE SOUTH LINE OF MELROSE STREET, 148 FEET 6-7/2 INCHES WEST OF THE INTERSECTION OF THE SOUTH LINE OF MELROSE STREET WITH THE WEST LINE OF SHERIDAN ROAD; THENCE EAST 9 FEET 0 INCHES MORE OR LESS TO A LINE 139 FEET 7 INCHES WEST OF AND PARALLEL TO THE WEST LINE OF SHERIDAN ROAD; THENCE SOUTH ON SAID LINE TO A POINT IN THE NORTH LINE OF BELMONT AVENUE, 139 FEET 7 INCHES WEST OF THE WEST LINE OF SHERIDAN ROAD; THENCE WEST ALONG THE NORTH LINE OF BELMONT AVENUE, TO THE PLACE OF BEGINNING;


WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 13, 1979 AND KNOWN AS TRUST NUMBER 101208, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 25200491, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS AND SURVEY).


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PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DEED FROM CENTRAL NATIONAL BANK IN CHICAGO, A NATIONAL BANKING ASSOCIATION, AS, TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1948 AND KNOWN AS TRUST NO. 1618, TO SHERWIN WILLENS, DATED SEPTEMBER 17, 1951 AND RECORDED SEPTEMBER 26, 1951 AS DOCUMENT 15178910 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT IN THE SOUTH LINE OF MELROSE STREET, 148 FEET 6-1/2 INCHES WEST OF THE INTERSECTION OF THE SOUTH LINE OF MELROSE STREET AND THE WEST LINE OF SHERIDAN ROAD; THENCE SOUTH 101 FEET 6-1/2 INCHES ALONG A LINE PARALLEL WITH THE WEST LINE OF LOT 27 IN PINE GROVE AND 1008 FEET 7-1/2 INCHES EAST OF THE EAST LINE OF EVANSTON AVENUE; THENCE EAST 9 FEET MORE OR LESS TO A LINE 139 FEET 7 INCHES WEST OF AND PARALLEL TO THE WEST LINE OF SHERIDAN ROAD; THENCE NORTH ALONG SAID LINE TO THE SOUTH LINE OF MELROSE STREET; THENCE WEST ON THE SOUTH LINE OF MELROSE STREET TO THE PLACE OF BEGINNING, ALL BEING PART OF ORIGINAL LOTS 27 AND 28 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

STATE TAX		STATE OF ILLINOIS	
		NOV. 14.06	
		REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000028203	REAL ESTATE TRANSFER TAX		0015500
	FP 103021		

COUNTY TAX		COOK COUNTY	
		REAL ESTATE TRANSACTION TAX	
		NOV. 14.06	
REVENUE STAMP			
# 0000028203	REAL ESTATE TRANSFER TAX		00077,50
	FP 103025		

CITY TAX		CITY OF CHICAGO	
		NOV. 14.06	
		REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 0000012436	REAL ESTATE TRANSFER TAX		0116250
	FP 103026		